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WARRANTY DEED

WINFORD R. PENNA and wife, MELBA J. PENNA
GRANTORS

To

MARY K. CLARK RICE
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, WINFORD R. PENNA and wife, MELBA J. PENNA, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantee, MARY K. CLARK RICE, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 47, Section A, Carriage Hills Subdivision, in Section 23, Township 1 South, Range 8 West, as shown of record in Plat Book 3, Pages 13 and 14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

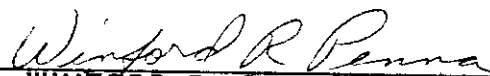
Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by Winford R. Penna, et ux, in favor of Boyle Mortgage Company, dated June 17, 1976, and recorded in Book 201, Page 255, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to BancPlus Mortgage Corporation, dated September 14, 1986, and recorded in Book 378, Page 261, in said Clerk's office, which secures an indebtedness in the current principal amount of \$25,368.57, and Grantee takes subject to said loan.


Grantors hereby authorize the transfer of this loan from their names into Grantee's name and Grantors hereby set over and assign unto Grantee without charge all escrow funds now held by BancPlus Mortgage Corporation in connection with loan made by Boyle Mortgage Company on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1988.

WITNESS the signatures of the Grantors this the 12th day of October, 1988.



WINFORD R. PENNA



MELBA J. PENNA

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named WINFORD R. PENNA and MELBA J. PENNA, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.
GIVEN UNDER MY HAND and seal of office this the 12th day of October, 1988.

My Commission expires:
November 28, 1991



Notary Public

Grantors' Address: 7257 German Creek Park, Memphis, TN 38125 393-5410

Grantee's Address: 1187 Brandywine Drive, Southaven, MS 38671 393-4125

Filed @ 1:30 PM 13 Oct 1988
Recorded in Book 202 page 5
W. E. Davis, Chancery Clerk